

November 27, 2015

To: Town Council

From: Todd Dumais, Town Planner *TdD*

**SUBJECT: 1459 NEW BRITAIN AVENUE
SPECIAL DEVELOPMENT DISTRICT
ADMINISTRATIVE AMENDMENT (SDD #6-R1-15)**

I have received an administrative amendment request from Michael Palin (Designer) on behalf of Total Wine & More for revisions to the approved Corbin's Corner shopping center, Special Development District plan (SDD #6), located at 1459 New Britain Avenue. The request is for a minor modification to the building façade.

Attached are the narrative and supporting plans which further explain the proposal.

The requested modifications fall within the approval powers contained in *Section 177-44C (9)* of the Code of Ordinances. This section allows the Town Planner to approve minor adjustments to limited plan elements of an SDD, in this instance, to *Section 177-44C (9) (d)* minor architectural changes. It is my opinion that the plan, as modified, is in accordance with the purpose of the original SDD approved by the Town Council.

The purpose of the memo is to notify the Town Council of my intention to approve the requested modifications. This notice of approval is given with the understanding that such action will not be effective until the day following the next regular meeting of the Town Council and that such notice of approval is given 10 days prior to such Council meeting. This matter would therefore appear as a regular agenda item on the Regular Town Council Meeting of *Thursday, December 10, 2015*. It is understood that the Town Council may reject my approval decision and direct that the modifications requested be considered under the provisions of *Section 177-44C (9)* which would require a complete application for amendment and requisite public hearing.

C: Ronald Van Winkle, Town Manager
Joseph O'Brien, Corporation Counsel
Mark McGovern, Director of Community Services
Patrick Alair, Corporation Counsel
John Kemper, Architect
Subject SDD File

SD/TPZ/SDD/New Britain Avenue/1459_SDD#6_Nov15



TOWN OF WEST HARTFORD
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An Equal Opportunity/Affirmative Action Employer



November 25, 2015

Mr. Todd Dumais
c/o Town of West Hartford
50 South Main Street
West Hartford, CT 06107-2485

Re: Signage & Gable Pediment Façade Modification
1459 New Britain Avenue
Special Development District #6

Dear Mr. Dumais,

We are requesting approval for a modification to the existing gable pediment facade. This includes a proposed new tenant signage package that complies with all SDD signage criteria for design and size limitations. These modifications are part of the overall tenant fit-up of an existing tenant (mercantile) leased space in the Corbins Corner shopping center owned by Regency Centers.

Attached you will find drawings Pr1.0 & Pr2.0 (Proposed Exterior Façade Modifications). These drawings indicate the existing conditions of the exterior brick veneer and cornice dental molding trim that is currently on the building. We are proposing an enlargement modification to this gable pediment façade to better accommodate our clients corporate identity signage in a way that does not alter the existing building architectural vernacular in any way. All heights of the existing building elements will be maintained. This proposed enlargement to the façade entails only widening the gable pediment from 23'-3" wide, to 43'-6" wide.

Also you will find on drawing Pr2.0 a set of photographs which establish precedent for our modifications by illustrating the existing Corbins Corner Shopping Center façade as well as examples of other tenants that have previously modified their storefront in similar ways.

Additionally, we are proposing a signage package that demonstrates compliance with the required SDD sign criteria for Corbins Corner Shopping Center. Our tenant space has 100 lineal feet of exposed store frontage. Based on town requirements we are allowed 200 Square feet of total signage area. The sign package proposes...

- | | |
|--|--------------------------------|
| 1.) Main façade illuminated sign | of <u>178</u> square feet |
| 2.) Pylon illuminated sign panels 2 faced at 6.5 sq. ft. each for a | total of <u>13</u> square feet |
| 3.) Suspended non-illuminated blade sign 2 faced at 4.5 sq. ft. each for a total of <u>9</u> square feet | |
| | Total = <u>200</u> square feet |

Additionally, checks for the \$500.00 SDD Administrative Amendment Fee, \$60.00 DEEP fee & \$20.00 Public Hearing Sign fee are included with this letter.

If you need any additional information, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael Palin', is written over a light blue grid background.

Michael Palin
Ni Design

Cc: Ken Chance, Tenant/ Lessee
John Hricko, Regency Centers



150 Monument Road
Suite 406
Bala Cynwyd, PA 19004

P 610 747 1200
F 610 664 1098
RegencyCenters.com



November 23, 2015

Todd Dumais
Town Planner
Town of West Hartford
50 South Main Street,
Room 214
West Hartford, CT 06107

Re: Total Wine & More at Corbin's Corner,
1449 New Britain Avenue,
West Hartford, Connecticut 06110
Façade Alterations

As Landlord of Corbin's Corner in West Hartford, we are aware of the storefront façade alterations Total Wine is proposing. This letter serves as our approval of the general concept of a façade alterations of their premises, as shown on the attachments.

Please feel free to contact me should you have any additional questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Hricko".

John Hricko
Vice President
Regency Centers

cc: Ken Chance, Total Wine & More
Michael Palin, NiDesign

